

REGULAR STUDY SESSION TUESDAY, JANUARY 20, 2015 LOCATION: BAINBRIDGE ISLAND CITY HALL 280 MADISON AVENUE N., BAINBRIDGE ISLAND, WASHINGTON

AGENDA

1. EXECUTIVE SESSION

6:00 PM Property Acquisition (RCW 42.30.110(1)(b))

Review Qualifications for an Applicant for City Employment (RCW 42.30.110(1)(g))

2. CALL TO ORDER / ROLL CALL

7:00 PM

Mayor: Anne Blair

Deputy Mayor:Roger TownsendWayne RothCouncilmembers:Sarah BlossomMichael ScottSteven BonkowskiVal Tollefson

3. ACCEPTANCE OR MODIFICATION OF AGENDA / CONFLICT OF INTEREST DISCLOSURE

7:05 PM

4. OATH OF OFFICE

7:10 PM

5. CITY MANAGER'S REPORT

7:20 PM Comprehensive Plan/Navigate Bainbridge Update

6. PRESENTATION

7:25 PM

A. Subject: Performance Measurement Software, AB 15-008 – 15 min. (Pg. 3)

Discussion Leader: Executive **Discussion Goal:** Information.

7. UNFINISHED BUSINESS

7:40 PM

A. Subject: Waterfront Park/City Dock Project Timing and Funding, AB 13-025 – 60 min. (Pg. 5)

Discussion Leader: Council **Discussion Goal:** Discussion.

8. STAFF INTENSIVE

8:40 PM

A. Subject: Public Safety Facility Site Options, AB 14-008 – 20 min. (Pg. 7)

Discussion Leader: Executive **Discussion Goal:** Discussion.

B. Subject: Briefing on Draft Kitsap County Buildable Lands Report, AB 15-010 – 20 min. (Pg. 21)

Discussion Leader: Planning **Discussion Goal:** Information.

C. Subject: Establish a Tree Fund, AB 15-011 – 10 min. (Pg. 25)

Discussion Leader: Planning

Discussion Goal: Direct staff to develop an ordinance. Consider scheduling first reading for February 10, 2015.

D. Subject: Resolution No. 2015-01, Amending the City's Fee Schedule to Add a New "After-the-Fact

Clearing Permit" Fee, AB 15-011 – 5 min. (**Pg. 27**)

Discussion Leader: Planning

Discussion Goal: Consider forwarding to the February 10, 2015 consent agenda.

E. Subject: Ordinance No. 2015-01, Relating to Public Disturbance Noises, Amending BIMC

Section 9.70.060 to Exempt Street Sweeping and Pavement Marking, AB 15-009 - 10 min. (Pg. 29)

Discussion Leader: Public Works

Discussion Goal: First reading. Consider forwarding to the February 10, 2015 consent agenda.

9. COUNCIL DISCUSSION

9:45 PM

A. Subject: Utility Advisory Committee Recommendation Regarding City Utility Tax and Fire Hydrant Fees,

AB 15-012-15 min. (Pg. 35)

Discussion Leader: UAC Liaison Councilmember Tollefson

Discussion Goal: Discussion.

B. Subject: Design Review Board Appointment, AB 15-013 – 5 min. (Pg. 37)

Discussion Leader: Mayor Blair

Discussion Goal: Consider appointment.

C. Subject: Planning Commission Appointment, AB 15-014 – 5 min. (Pg. 43)

Discussion Leader: Mayor Blair

Discussion Goal: Consider appointment.

10. COMMITTEE REPORTS

10:10 PM

11. REVIEW UPCOMING COUNCIL MEETING AGENDAS (Pg. 51)

10:15 PM

12. FOR THE GOOD OF THE ORDER

10:20 PM

13. ADJOURNMENT

10:25 PM

CITY OF BAINBRIDGE ISLAND CITY COUNCIL AGENDA BILL



CITY COUNCIL AGEND	A DILL		TANDOT S
PROCESS INFORMATION			
Subject: Performance Measurement Softwa	ra		Date: January 20, 2015
Agenda Item: Presentation	116		Bill No.: 15-008
ŭ	on Conith		
Proposed By: Deputy City Manager Morga	an Simui		Referral(s):
BUDGET INFORMATION			
Department: Executive Fund:			Munis Contract #
1	d? ☐ Yes ☐ No	Duc	
Expenditure Req: none Budgete	d? Yes No	Duc	lget Amend. Req? Yes No
REFERRALS/REVIEW			
REFERRALS/REVIEW			
City Manager 🛛 Yes 🗌 No 🗌 N/A Legal 📗	Yes No No N/A	Fina	nce Yes No N/A
City Manager 23 105 110 11011 Legar 1	105 110 2 11/11	Tillu	
DESCRIPTION/SUMMARY Action Item:			
To provide an overview of the City's new work on performance measurement. Initial key performance measures were identified in Fall, 2014 for all departments and were included in the preliminary budget presented to the City Council in late September. These metrics were recently updated to reflect year-end information, and will be presented in the City's final adopted budget materials.			
Looking ahead, the City plans to expand its performance measurement efforts to improve organizational decision making and provide enhanced information on City service delivery. To assist in those efforts, the City has purchased an ICMA/SAS software tool – "Insights" – for internal data management. This presentation will review the performance management efforts that are planned for 2015, and the functionality and benefits of the Insights software.			
Going forward, the City's performance measurement will be integrated with other, related initiatives to inform short- and long-term planning. Performance measurement will work alongside Priority-Based Budgeting, the National Citizens Survey, and OpenGov/transparency initiatives.			
DECOMMENDED A CETON			
RECOMMENDED ACTION:			
Information Only.			

CITY OF BAINBRIDGE ISLAND CITY COUNCIL ACENDA RILL



CITY COUNCIL AGE	LNDA DILL	THE DEL SE
PROCESS INFORMATION Subject: Waterfront Park/City Dock Agenda Item: Unfinished Business Proposed By: Council	Project Timing and Funding	Date: January 20, 2015 Bill No.: AB 13-025
BUDGET INFORMATION Depart/Fund: CIP General Fund Expenditure Req: Yes	Budgeted? ⊠ Yes □ No Bud	lget Amend. Req? □ Yes ⊠ No
REFERRALS/REVIEW Study Session: City Manager	Recommendation: Legal □Yes □ No □ N/A	Finance ☐ Yes ☐ No ☒ N/A
Action Item: Discussion. Background: City Council to discuss Waterfront Paincluding: 30% design development, The City conducted an extensive pub 30% design efforts on both the Water projects. These efforts were used as a grant cycle. Both projects have been programmed scoring are known. City Council will	grant status, current project sche lic outreach program in 2014 that front Park Phase I Improvement a basis for the application for RC in the 2015-2020 CIP, and the r	dules, and funding alternatives. It resulted in the completion of s and City Dock Replacement CO grant funding during the 2014 results of grant application
RECOMMENDED ACTION Motion:		

CITY OF BAINBRIDGE ISLAND CITY COUNCIL AGENDA BILL



PROCESS INFORMATIONSubject: Public Safety Facility Site OptionsDate: January 20, 2015Agenda Item: Staff IntensiveBill No.: 14-008Proposed By: City Manager Doug SchulzeReferral(s):

DUDGET INFURNIATION		
Department: Executive	Fund: Munis Contract #	
Expenditure Req: none	Budgeted? Yes No	Budget Amend. Req? Yes No
REFERRALS/REVIEW		
City Manager X Yes No N/A	Legal ☐ Yes ☐ No ☒ N/A	Finance Yes No N/A

DESCRIPTION/SUMMARY Background:

At the City Council meeting on November 19, 2014 the Council discussed options to site a new Public Safety Facility. At the conclusion of that discussion, the Council determined to resume consideration of potential sites in January.

Several sites have been discussed as potential locations for a new Public Safety facility:

- The City-owned gravel lot south-east of City Hall. Subsequent discussions with Winslow-area merchants and other downtown stakeholders have raised significant concerns about the viability of this option. In addition, the proposed traffic connection to Erickson Ave. is likely to be problematic.
- N. Madison Ave. property immediately north and adjacent to City Hall. This site remains under consideration.
- "Visconsi" property on High School Road. The property owners have provided two options related to this site. More detailed information is provided in the following emails.
- "Coultas" property on New Brooklyn Road. This 1.89 acre parcel is adjacent to the BIFD Station #21, and is appraised for \$232,000. An adjacent 2.1 acre parcel recently sold for \$2.1 million (Nov. 2013).
- The City continues to seek other viable sites, and options that have yet-to-be-determined may still emerge.

RECOMMENDED ACTION:	
Discussion.	

From: Brad Goldberg [mailto:bgoldberg@visconsi.com]

Sent: Tuesday, January 06, 2015 1:54 PM

To: Doug Schulze

Subject: RE: Proposal for a new police facility in BI

Doug. As it relates to the city having the option to purchase the site and building at a future date. That is acceptable. We just need to come up with a formula how we determine a price acceptable to both sides. Should the city want to proceed and pursue our site, it would be a simple formula.

Bradley A. Goldberg Vice President of Development Visconsi Companies, Ltd. 30050 Chagrin Blvd., Ste. 360 Pepper Pike, Ohio 44124 Phone: (216) 464-5550 Fax: (216) 464-7219

From: Doug Schulze [mailto:dschulze@bainbridgewa.gov]

Sent: Tuesday, January 06, 2015 1:29 PM

To: Brad Goldberg

www.visconsi.com

Subject: RE: Proposal for a new police facility in BI

Brad,

Happy New Year. Thank you for the email and proposal for purchase of land. I agree that this fulfills my request/inquiry.

Doug

From: Brad Goldberg [mailto:bgoldberg@visconsi.com]

Sent: Tuesday, January 06, 2015 5:34 AM

To: Doug Schulze

Subject: RE: Proposal for a new police facility in BI

Doug, I hope you had a great holiday. As a follow up to the below e mail ,we would be willing to sell the land identified on the site plan attached to the initial proposal for \$2,050,000. This would include all the cost we allocated on a percentage basis for the new road, utilities in the road and project cost both hard and soft. However, in order for us to sell the city the land at this price we must have a quick close. 60-90 days.

I believe this concludes what we owe you in order for you to present to city council on 1/20.

Please advise.

Thanks.

Bradley A. Goldberg Vice President of Development

Visconsi Companies, Ltd. 30050 Chagrin Blvd., Ste. 360 Pepper Pike, Ohio 44124 Phone: (216) 464-5550

Fax: (216) 464-7219 www.visconsi.com

From: Doug Schulze [mailto:dschulze@bainbridgewa.gov]

Sent: Wednesday, December 03, 2014 11:56 AM

To: Brad Goldberg

Subject: RE: Proposal for a new police facility in BI

Brad,

Thank you for the proposal. I plan to discuss this with the City Council at the January 20, 2015 meeting. After reviewing the proposal, it is clear there is no proposal for an outright purchase of land within the Visconsi-owned property, which was an option we discussed during our last meeting. Is the land purchase option off the table?

Doug

From: Brad Goldberg [mailto:bgoldberg@visconsi.com]

Sent: Wednesday, December 03, 2014 7:09 AM

To: Doug Schulze; Kellie Stickney

Subject: Proposal for a new police facility in BI

Please find attached our proposal for the City of Bainbridge Island to locate their police facility to our proposed location. Our apologies for the delay, but pricing the building took longer than expected.

Bradley A. Goldberg Vice President of Development Visconsi Companies, Ltd. 30050 Chagrin Blvd., Ste. 360 Pepper Pike, Ohio 44124 Phone: (216) 464-5550

Fax: (216) 464-7219 www.visconsi.com From: Brad Goldberg [mailto:bgoldberg@visconsi.com]

Sent: Wednesday, December 03, 2014 7:09 AM

To: Doug Schulze; Kellie Stickney

Subject: Proposal for a new police facility in BI

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Bradley A. Goldberg Vice President of Development Visconsi Companies, Ltd. 30050 Chagrin Blvd., Ste. 360 Pepper Pike, Ohio 44124 Phone: (216) 464-5550

Fax: (216) 464-7219 www.visconsi.com

December 2, 2014

Doug Schulze City Manager City of Bainbridge Island 280 Madison Avenue North Bainbridge Island, WA 98110-1812

Re: **Police Station Offer to Lease**

Visconsi Bainbridge Island Development

Dear Doug:

This Letter of Intent ("LOI") states the terms and conditions by which VWA -Bainbridge Island, LLC, an Ohio limited liability company would be willing to commence negotiations for a lease agreement with The City of Bainbridge Island for the proposed development located at northeast corner of Highway 305 & High School Road, Bainbridge Island, Washington. Because it is not possible to detail all of the provisions of the proposed Lease, this letter will set forth the basic terms of the proposal, which are as follows:

TENANT: 1. City of Bainbridge Island

VWA - Bainbridge Island, LLC, an Ohio limited LANDLORD:

liability company

PREMISES: The Premises will be a single tenant, two-story

> building of approximately 24,500 square feet of gross leasable area on Lot three (3) as part of the Development (the "Development"). Premises and the Development are depicted on

the Site Plan attached hereto as Exhibit A.

INITIAL TERM: Twenty (20) years from the Rent Commencement

Date.

LEASE TYPE: Triple Net

RENEWAL OPTIONS: Tenant shall have Four (4) options to renew the

Lease for Five (5) years each with one year

notice prior to expiration of each term.

7. BASE RENT SCHEDULE:

Years	Annual Payment	Monthly Payment	Rent/Sq. Ft.
1-5	\$943,250.00	\$78,600.00	\$38.50
6-10	\$1,037,575.00	\$86,464.58	\$42.35
11-15	\$1,141,332.50	\$95,111.04	\$46.59
16-20	\$1,255,465.75	\$105,622.15	\$51.24

RENEWAL TERM: 10% increases at the beginning of each renewal term.

8. RENT COMMENCEMENT

DATE: Tenant shall begin paying rent upon the earlier of (a)

Tenant opening for business or (b) 120 days after the completion of Landlord's Shell work.

9. EFFECTIVE DATE:

The date the Lease is executed by all parties. Landlord and Tenant shall work together in good faith to enable Landlord to complete Landlord's Shell and Additional Work by October 31, 2016 ("Delivery Date"). If the Delivery Date has not occurred within thirty (30) days thereafter and such delay is not caused by Tenant, Tenant shall be entitled to an abatement of Base Rent of one day for each day of delay.

10. PERMIT CONTINGENCY:

Prior to Lease signing, Landlord shall deliver evidence satisfactory to Tenant that the Development has been approved by all relevant governmental agencies and that Tenant's proposed use is a legally permitted use in the Development and that Landlord owns the underlying land and has indefeasible rights of access to public rights of way through the curb cuts and access routes shown on the Site Plan. Tenant's obligations under the Lease shall be contingent on Landlord procuring and obtaining Permits and approvals. "Permits" means all permits and other governmental approvals necessary for Tenant's intended development and operation of the Premises, including, but not limited to, all required governmental land use

permits and approvals, regulatory approvals, state historic preservation office approvals, proper commercial zoning, subdivision plat, site plan and architectural approvals and any other discretionary governmental permit or approval necessary for Tenant's use (other than building permits for the Tenant Interior Improvements and any operational licenses for the facility). Tenant shall have the right to terminate the Lease and be reimbursed by Landlord for all design, permitting and development costs incurred by Tenant if Landlord does not obtain the Permits by [insert date]. (to be defined in the Lease).

11. LANDLORD'S SHELL WORK:

Landlord shall deliver the site and building in accordance with the attached Landlord's Shell Work Letter.

12. TENANT IMPROVEMENT ALLOWANCE:

Landlord will provide a Tenant Improvement Allowance of Three Million Dollars (\$3,000,000.00) for construction of Tenant's Interior Improvements above and beyond Landlord's Shell Work Letter. Tenant shall pay all costs of work within the Premises that is not part of the attached Landlord's Shell Work Letter. Costs in excess of the Tenant Improvement Allowance shall be paid by the Tenant.

13. LANDLORD'S DUE DILIGENCE MATERIALS:

Within five (5) days after this LOI is executed Landlord shall provide Tenant with copies of the following (to the extent within Landlord's possession or control): copies of environmental reports, soil reports, title policies, ALTA surveys, topographical surveys, and similar documents related to the Development. Landlord shall also provide copies of recent real estate tax bills, permits, and all restrictions and covenants currently in effect or that will affect the Premises during the Lease term, including City of

Bainbridge Island Zoning documents permitting Medical Office as an approved use.

14. MAINTENANCE:

Landlord, at its sole cost and expense, shall be responsible for: (i) repair and maintenance of roof (including structure and membrane) and building structure. (ii) Capital Repairs/Replacements to the Premises, and (iii) repair and maintenance of all common areas in the Development, provided that Capital Repairs/Replacements to the common areas shall be included within triple net costs on an amortized basis to be agreed upon in the Lease. Capital Repairs/Replacements shall be defined to include all repair and maintenance items that cost more than \$20,000. Tenant, at its sole cost and expense, shall be responsible for non-structural and interior building maintenance, including but not limited to HVAC maintenance, repair and replacement, lighting, plumbing, doors, windows, security, etc.

15. ADDITIONAL RENT:

Subject to the limitations above, Tenant shall maintain all interior portions of the building, at its sole cost and expense. Tenant shall be responsible for all triple net costs estimated at \$5.75/sf, which amount includes common area maintenance, (management fee not to exceed 3% of gross receipts from the Tenant), real estate taxes and insurance.

16. INSURANCE:

Tenant shall maintain property insurance on its personal property and interior improvements and liability insurance with respect to the Premises. Tenant shall have the right to self-insure all of its insurance obligations provided that Tenant maintains an investment grade credit rating. Landlord shall maintain casualty insurance on the building, loss of rent coverage, liability insurance for the parking lot (including umbrella) and such other insurance coverage as its lender may require and Tenant shall reimburse Landlord for Tenant's share of insurance premiums in Additional Rent

17. UTILITIES: Landlord shall be responsible for all tap-in or

hook-up fees (to be further defined as per the Landlord's Shell Work Letter). Landlord shall bring the utilities and terminate them pursuant to Landlord's Shell Work Letter. All utilities for the Premises shall be separately metered, and Tenant shall pay usage fees directly to the utility service provider. Tenant anticipates commercial use of Premises 24 hours a day, seven (7) days per week but may operate for any hours Tenant

deems appropriate.

18. ACCESS: Tenant shall have access to the Premises and all

access points leading to the Premises at all times,

24 hours per day, 7 days per week.

19. PARKING: Seventy-two total parking spaces, of which 37

spaces will be secured parking; the other 35 will

be for public use.

20. INTENDED USE: The operation of a police station.

21. SIGNAGE: Tenant shall be permitted the maximum building

signage allowed under applicable city codes. In addition, Tenant will have the right to install signage on both sides of the monument signage provided on High School Road at Tenant's sole

cost and expense.

22. ASSIGNMENT: To be addressed in the Lease document.

23. OPERATING

COVENANT: None.

24. REPRESENTATIONS: Landlord shall make commercially reasonable

representations, warranties, and indemnities in

the Lease, including with respect to

environmental issues.

25. ARRANGEMENT: The parties agree to start with Landlord's lease

form.

26. CONFIDENTIALITY: This LOI is being transmitted to you with the

express understanding that its contents and the fact that it is being transmitted remain confidential. Prior to the completion of any transaction between Landlord and Tenant, Landlord will not make, or allow to be made, any public announcement of the transaction contemplated by this LOI or the existence of this LOI without the prior consent of Tenant.

27. NON-BINDING:

This is a term sheet and is intended on the part of Landlord and Tenant to be an expression of the terms and conditions on which Landlord and Tenant are willing to negotiate in good faith toward execution of the Lease. This LOI is not intended to be construed as a binding commitment, contract, or agreement to lease or of purchase and sale on the part of either Landlord or Tenant (except that the parties shall be bound by the terms of the "Confidentiality" and "Exclusive Dealings" provisions). Landlord and Tenant understand and agree that material terms and conditions of the Lease remain to be negotiated. Either Landlord or Tenant may terminate negotiations subject to providing either party with five (5) days written notice of termination.

I hope this meets with your client's approval. Should you have any questions, please give me a call.

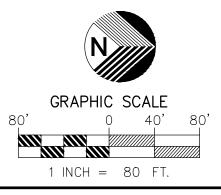
Sincerely,

VISCONSI COMPANIES, LTD.

Bradley A. Goldberg Vice President of Development

cc: Dominic A. Visconsi, Jr. File

ACCEPTED AND AGREED TO THIS DAY OF	, 2014
City of Bainbridge Island, WA	
By:	
Name:	
Title	



SITE NOTES:

THE INFORMATION ON THIS SITE PLAN WAS CREATED FROM A PRELIM SURVEY SO DIMENSIONS AND PROPERTY LINE LOCATIONS ARE APPROXIMATE AND SUBJECT TO FINAL BOUNDARY SURVEY.
ACTUAL BEARINGS OF PROPERTY LINES ON THIS SITE COULD DRASTICALLY CHANGE THE PLAN SHOWN.

CODIFIED ORDINANCE FOR THE CITY OF BAINBRIDGE, WA

TOTAL SITE AREA:	8.16 AC.
CURRENT SITE ZONING:	HS 1 & HS 2
BUILDING AREA:	66,390 SF
BUILDING HEIGHT (MAX):	35'
MINIMUM LOT AREA:	
MINIMUM LOT WIDTH:	

SETBACKS:	FRONT	SIDE	REAR
BUILDING	10' MAX	(0'	0'
PARKING	50'*	20'**	20'**

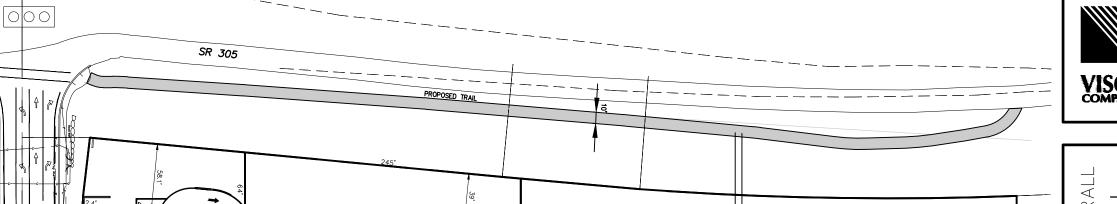
PARKING:

PARKING SPACE SIZE:	9'	X 20'
PARKING REQUIREMENT:	4/1000	SF***
TOTAL SPACES REQUIRED:		
TOTAL SPACES PROVIDED:		

* 50' BUFFER (MIN. 35') ALONG SR

** 20' BUFFER AGAINST RESIDENTIAL

*** FLOOR AREA - MAXIMUM IS 5/1400 SF





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SCHOOL

305 & NE HIGH BAINBRIDGE, WA

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OVERALL 7 DEVELOPMENT PMEN $\overline{\bigcirc}$ PROPOSED لباً Ш S = N

PROJECT No.:	
DWG NAME:	Bain_EX-38
DWG SCALE:	1"=8
DRAWN BY:	SA
CHECKED BY:	SA
DATE DRAWN:	12/22/
REVISION:	06/26/1
	07/01/1
	07/09/1
	07/22/1
	08/07/1
	09/16/1
	5/14/14
	7/01/14
	11/13/14

SHEET NO.

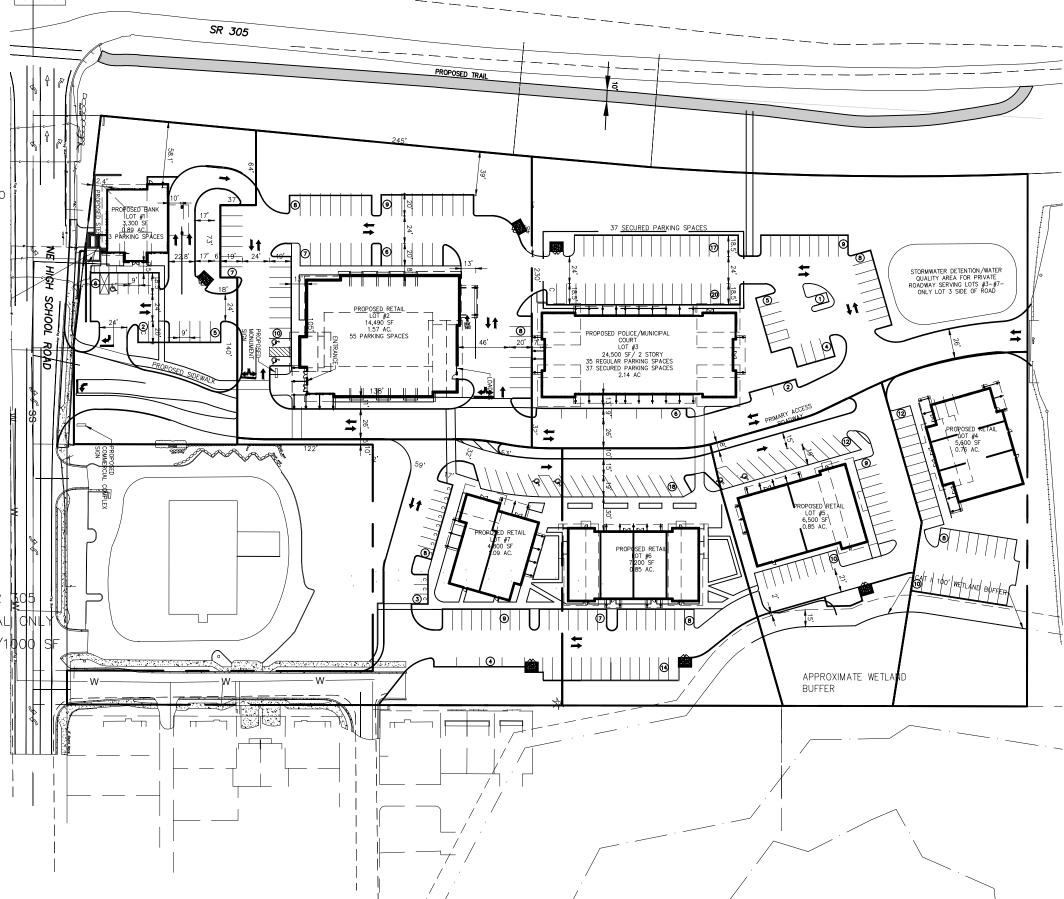


EXHIBIT ____

Landlord's Shell Work Letter

Bainbridge Island – Police Station and Courthouse NEC SR 305 and NE High School Road 11/14/14

The following shall be provided as Landlord Shell Work based upon Lot #3 of the Site Development Plan dated 11/13/14 (EX-41):

- A 24,500 SF, approximately 167' X 75' (2 Story) steel frame constructed, dark shell building with 75% siding and 25% stone/block. BI's design criteria will require the use and appearance of a lot of glass. See attached elevation Exhibit__.
- Building designed utilizing steel columns, steel joists, second floor and roof deck.
- Building designed to accommodate a clear height of 12' to bottom of joists.
- Concrete floor slab on second floor.
- A multi-zone (Trane or similar) 90 ton VAV system with no distribution or controls. Includes HVAC for the elevator mechanical room.
- An 800 Amp 480 V-3 phase electric service including primary conductors brought to the building and terminated at the Distribution panel. Distribution panel to have 1-200 amp and 2-100amp sub-feeder breakers and 4 "pockets" for future work.
- Fire protection including sprinklers adequate to cover 24,500 SF of new office space left with the heads turned up to the deck, fire department connection and interior backflow preventer
- Insulation to meet local code requirements (R-38) for roof. 2" rigid insulation on the exterior walls with an R-10 value.
- Composition shingles on pitched roof sections with a membrane roofing system on the flat sections
- Fixed windows on both floors including a pair of automatic entrance doors
- A 3500 lb. passenger traction elevator with standard finish
- Includes elevator core, dry wall and fire-taped, mechanical room and electric closet for elevator. Includes rough-in for elevator alarm. ALARM SYSTEM NOT INCLUDED
- 2 concrete filled pan stairs; one exit stair, one open stair.
- Screened dumpster per plan.
- Identification panel on the development monument sign along NE High School Road
- Complete site improvements for the overall Development including demolition, clearing and rough grading the entire site, pavement and curbs of the primary access roadway and adjacent parking including decorative crosswalks, public utilities constructed to serve to the Development including a 8" water main, 8" sanitary main, underground electric, telephone and cable primary, storm sewers (including the appropriate detention) for the primary access roadway, coordination/rework of the existing ProBuild drive.
- All soft costs required for site improvements including but not limited to civil, survey, architectural, environmental, traffic, and geotechnical engineering

- services, tree survey, wetlands study, title commitments and land closing, real estate tax, mortgage transfer tax, construction financing, zoning approvals for the overall Development.
- Fine grading of Lot #3 with the building pad compacted to 95% maximum dry density per ASTM D698.
- Landscaping and irrigation system for Lot #3 which is to be connected to Lot #3 water supply and electrical system
- A 6" fire service and 2-1/2" domestic service tapped and brought into the Lot #3 building in one location with 2" meter and backflow
- A 6" sanitary lateral tapped and brought into the Lot #3 building in one location
- Telephone, fiber optic (if available) and cable service brought into the building D-Mark location.
- Stormwater pollution prevention, storm sewer drainage with 8" laterals brought to the building along with underground stormwater detention constructed onsite for Lot #3.
- Storm Water Quality supplied in rain gardens within Lot #3
- Parking area curbed, paved and striped with 37 secured parking spaces and 35 regular spaces; a total of 71 spaces overall.
- Public Sidewalks along the primary access roadway to the east of the Lot#3 building including decorative concrete sidewalk on the east and north sides of the building. Concrete sidewalk along the south and west side of the building.
- Decorative light poles along the primary access roadway with standard parking lot light poles on the remainder of Lot #3
- Retaining walls and associated handrail (if required)
- Building (shell), utility, zoning and current impact fees for Lot #3
- All entitlement approvals through the City of Bainbridge Island including, Site Plan Review, Short Plat, Planning Commission approvals, sign approvals, building (shell) permits, etc.

The following are NOT INCLUDED in the Landlord's Shell Work:

- Architectural design for Tenant interior build out
- Interior build out and finishes of any type or kind (i.e.: metal studs and drywall, first floor slab, acoustical ceilings, flooring, lighting, specialties, etc.)
- Interior bathrooms or facilities
- Additional insulation in the walls.
- Low voltage wiring, fire/building alarms, tel./data, security, HVAC control wiring, etc. are not included
- Exterior building signage and monument sign on parcel including its power supply and permitting
- Natural gas service (currently gas is not available on Bainbridge Island)
- Electrical distribution beyond the main distribution panel.
- HVAC distribution (inclusive of VAV boxes), return air duct or controls.
- Traffic Impact Fees



CITY COUNCIL AGENDA BILL			
PROCESS INFORMATION			
Subject: Briefing on the Draft 2014 Report	Kitsap County Buildable I	Lands	Date: January 20, 2015
Agenda Item: Staff Intensive			Bill No.: 15-010
Proposed By: Planning Director Kat	thy Cook and Special Proje	ect Planner	r, Jennifer Sutton
BUDGET INFORMATION			
Depart/Fund:			
1	udgeted? Yes No	Budget A	Amend. Req? Yes No
<u> </u>			<u> </u>
REFERRALS/REVIEW		1	
Kitsap Regional Coordinating Counc Forum	cil Planning Directors	Recomn	nendation:
City Manager Yes No No N/A Le	egal 🗌 Yes 🗌 No 🔀 N/A	Finance	Yes No N/A
Action Item: The Draft Kitsap Courthe County's website. The official progress release on January 5 to notify to Background: See attached memorandum and press	ublic comment period end he public of the opportunit	s January 3	31, 2015. The City issued a
RECOMMENDED ACTION			
Information			





MEMORANDUM

TO: City Council

FROM: Jennifer Sutton, AICP

Special Project Planner

DATE: January 20, 2015

RE: Kitsap County & Bainbridge Island 2014 Buildable Lands Report and Capacity Analysis

The <u>Draft Kitsap County 2014 Buildable Lands Report</u> is now available for review at the County's website. The official public comment period ends January 31. The City issued a press release on January 5 to notify the public of the opportunity to comment (Attachment A).

Background

In 1997, the Washington State legislature adopted an amendment to the Growth Management Act (GMA) that requires six counties (including Kitsap) in Western Washington, and the cities and towns within their boundaries to conduct a Buildable Lands Analysis and monitoring program (RCW 36.70A.215). The Buildable Lands Program requires participating jurisdictions to periodically gather data each year and evaluate the level of development occurring within their jurisdiction. The purpose of this quantitative approach is to determine how a county and its cities are growing, and achieving their growth strategies and targets for residential and commercial development. The results of the residential and commercial Buildable Lands Report (BLR) and Land Capacity Analysis (LCA) will inform the 2016 Comprehensive Plan Update.

2014 BLR & LCA Work Program

The Kitsap Regional Coordinating Council (KRCC) and planning staff from Kitsap County and its cities (including Bainbridge Island) began work on the Buildable Lands Report (BLR) in 2013, with the County organizing the effort and collecting years 2006-2012 permitting data from all of the cities. That permit data was integrated into GIS maps, yielding a picture of City development from 2006-2012. The next step in the BLR report was the land capacity analysis (LCA). Residential use land capacity was analyzed separately from commercial and industrial land capacity. A series of "deductions" were taken out of vacant and underutilized lands, such as critical areas and buffers. The methodology for the commercial land deductions is explained in depth in Chapters 2, 5 and Appendices A and C of the 2014 BLR.

Key BLR Findings for Bainbridge Island

Residential Capacity Analysis

The City must plan for a 2035 population of 28,660 persons (5,635 additional persons) through the 2016 Comprehensive Plan Update. The residential capacity analysis calculated that Bainbridge Island can accommodate 5,542 additional people under the City's existing zoning (see p 24 of BLR). The residential capacity analysis concludes that the City's existing zoning has a shortfall of only 93 persons with respect to planning for the 2035 population. This shortfall is within the margin of error for the BLR methodology.

Commercial Capacity Analysis

Given the City's 2035 population projection, the 2035 employment target for the City is 2,808 jobs (see p 59 of BLR). The commercial capacity analysis indicates that the City's existing commercial land can support an additional 2,941 jobs (201 Industrial jobs, 2739 commercial jobs, see Appendix C). Therefore the City's existing zoning can accommodate the 2035 employment target of 2,808 jobs.

The Planning Commission will have a similar briefing on the 2014 Buildable Lands Report on January 22.

Attachments

A. City Press Release on 2014 BLR



FOR IMMEDIATE RELEASE

January 5, 2015

MEDIA CONTACTS

Kellie Stickney Community Engagement Specialist 206-780-3741

Draft Buildable Lands Report Released for Review and Comment

Bainbridge Island, Wash., (January, 2015) The 2015 Kitsap County Buildable Lands Report (BLR) is now available for review and comment. This report is a key component of both the 2016 Comprehensive Plan Update for Kitsap County and the City of Bainbridge Island.

The Washington State Growth Management Act (GMA) requires Kitsap and five other counties to prepare a BLR (RCW 36.70A.215). The purpose of the BLR is to determine if the County and its Cities are achieving planned urban densities and if sufficient land is available to accommodate the next 20 years of residential and employment growth.

Kitsap County worked closely with the Cities of Bainbridge Island, Bremerton, Port Orchard and Poulsbo in 2013 and 2014 to produce an all-inclusive analysis of land capacities for residential, commercial and industrial development. The report followed methodology developed and approved during earlier Buildable Lands Reports, published in 2000 and 2007.

"The data for Bainbridge Island presented in the draft report generally indicates that the City can accommodate projected residential and commercial growth within its existing zoning. Further information on the draft Buildable Lands Report will be presented at briefings to be held at Planning Commission and City Council meetings in January," said Kathy Cook, Director of the Department of Planning and Community Development. Specific meeting dates will be advertised soon.

Comments on the draft BLR will be accepted until January 31, 2015. The report is available on the County's website at: http://compplan.kitsapgov.com/Pages/home.aspx. Click on the "Comment" block on the right to provide your comments, or email pcd@bainbridgewa.gov. Individuals who do not have access to a computer and wish to view a hard copy should contact the Department of Planning and Community Development. For more information on the Draft BLR, please contact City Special Project Planner Jennifer Sutton or Director Kathy Cook at 206-780-3750, or Kitsap County Senior Planner Katrina Knutson at 360-337-5777.

###



CITY COUNCIL AC	GENDA BILL	B. J.
PROCESS INFORMATION		
Subject: Establish a Tree Fund		Date: January 20, 2015
Agenda Item: Staff Intensive		Bill No.: 15-011
Proposed By: Tree Ordinance Ad	Hoc Committee & Special Pro	oject Planner Jennifer Sutton
BUDGET INFORMATION		
Depart/Fund: N/A	,	
Expenditure Req:	Budgeted? Yes No	Budget Amend. Req? Yes No
REFERRALS/REVIEW		1
City Council: January 13; Tree O		
City Manager Yes No N/A	Legal Yes No N/A	Finance Yes No N/A
fines collected by the City's Code the ordinance to create the fund ca administrative and policy aspects The Tree Ordinance Ad Hoc Com	g tree and landscaping regulation broadly discussed the concept Enforcement officer for tree rean be created, staff will work wof the proposed new fund.	ons, the Tree Ordinance Ad Hoc of creating a new City <i>Tree Fund</i> where elated offenses could be directed. Before ith the ad hoc committee to discuss at the meeting scheduled for the develop an ordinance and bring it for first
RECOMMENDED ACTION		

Motion: I move to direct Staff to develop an ordinance establishing a Tree Fund, and schedule First Reading for such ordinance for February 10, 2015.



CITY COUNCIL A	GENDA BILL		
PROCESS INFORMATION			TOG W
Subject: Resolution No. 2015-0	01, Amending the City's Fee S	chedule	Date: January 20, 2015
to add a new "After-the-fact Cle	aring Permit" fee		•
Agenda Item: Staff Intensive	111 G ' 0 G '.1D	DI	Bill No.: 15-011
Proposed By: Tree Ordinance A	d Hoc Committee & Special P	roject Pla	nner Jennifer Sutton
BUDGET INFORMATION			
Depart/Fund:			
Expenditure Req:	Budgeted?	Budget	Amend. Req? 🗌 Yes 🗌 No
DEEEDD AT C/DEVIEW			
REFERRALS/REVIEW Tree Ordinance Ad Hoc Commit	ttee: October 16 and 28		
November 18, and December 9,	•		
City Manager Yes No N/A	Legal ⊠Yes □ No N/A	Finance	Yes No N/A
DESCRIPTION/SUMMARY			
February 10, 2015 makes several creation of an "After-the-fact Clodoes not have any fee. The fee fundertaking clearing work without Resolution No. 2015-01 amends \$500.00.	ulates small-scale clearing in the C. Ordinance No. 2015-03, slad changes to the land clearing recaring Permit", which will have for the "After-the-fact" permit is but a permit, while recouping C	ne City, and ted to be egulations a fee. The sintender ity review.	and is just one of several chapters approved by the City Council on s. One of those changes is the the existing Clearing Permit d to discourage people from
RECOMMENDED ACTION Motion:			
I move City Council forward Re	solution No. 2015-01 to the Fe	bruary 10	2015 consent agenda.

RESOLUTION NO. 2015-01

A RESOLUTION of the City of Bainbridge Island, Washington, amending Section 9 of the City's Fee Schedule to add a fee for relating to "After-the-fact" Clearing Permits.

WHEREAS, on February 10, 2015, City Council passed Ordinance No. 2015-03 amending BIMC Chapter 15.18 relating to land clearing activities; and

WHEREAS, the City's Fee Schedule needs to be updated to add a permit fee for After-the-fact Clearing Permits; now, therefore,

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DO RESOLVE AS FOLLOWS:

<u>Section 1</u>. Section 9, Building and Planning Fees, of the City's Fee Schedule is hereby amended to add the following permit:

Clearing Permit (After-the-fact)			\$ 500.00
PASSED by the City Council this _	day of	, 2015.	,
APPROVED by the Mayor this	day of	, 2015.	
	Anne	S. Blair, May	or
ATTEST/AUTHENTICATE:			
Rosalind D. Lassoff, City Clerk			
FILED WITH THE CITY CLERK: PASSED BY THE CITY COUNCIL: PUBLISHED:	January 1	5, 2015	
RESOLUTION NO.:	2015-01		

CITY OF BAINBRIDGE ISLAND CITY COUNCIL AGENDA BILL

⊠ Yes □ No □ N/A



Finance ☐ Yes ☐ No ☒ N/A

PROCESS INFORMATION Subject: Ordinance No. 2015-01 Relating to Public Disturbance Noises and Amending Section 9.70.060 of the Bainbridge Island Municipal Code (BIMC) Agenda Item: Staff Intensive Proposed By: Public Works Director Barry Loveless Bill No.: AB 15-009

BCBGBI II (I OIII)	1111011				
Depart/Fund:	N/A				
Expenditure Req:	N/A	Budgeted? ☐ Yes ☐ No	Budget Amend. Req? ☐ Yes ☐ No		
REFERRALS/REVIEW					
Study Session:		Recommendation:			

□Yes □ No

N/A

Action Item:

City Manager

BUDGET INFORMATION

First reading. Consider placement of Ordinance No. 2015-01, relating to public disturbance noises and amending BIMC Section 9.70.060, on the February 10, 2015 City Council consent agenda.

Legal

Background:

Ordinance No. 2015-01 relating to public disturbance noises amends BIMC Section 9.70.060 to exempt street sweeping and pavement marking from the provisions during certain hours.

The City's Public Works department performs periodic street sweeping activities weekly during the fall season and monthly throughout the year and performs pavement marking activities approximately three times annually during the summer months. In an effort to perform these activities in a more efficient manner, Ordinance No. 2015-01 amends BIMC 9.70.060 to categorize these activities as exempt between the hours of 6:00 a.m. and 10:00 p.m. on weekdays and between the hours of 8:00 a.m. and 11:00 p.m. on weekends.

RECOMMENDED ACTION

Motion:

I move that the City Council forward Ordinance No. 2015-01, relating to public disturbance noises and amending Section 9.70.060 of the Bainbridge Island Municipal Code (BIMC), to the February 10, 2015 City Council consent agenda.

ORDINANCE NO. 2015-01

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to public disturbance noises; amending Section 9.70.060 of the Bainbridge Island Municipal Code (BIMC) to exempt street sweeping and pavement marking from the provisions of such section.

WHEREAS, the City's Public Works Department performs street sweeping activities weekly during the fall season and monthly during the rest of the year; and

WHEREAS, the City's Public Works Department performs pavement marking activities three times annually during the summer months; and

WHEREAS, pursuant to Section 9.70.060 BIMC certain public disturbance noises are prohibited unless listed as exempt; and

WHEREAS, the City's Public Works Department could perform the periodic street sweeping and road striping maintenance activities more efficiently if they could do this work during non-peak street traffic and parking stall use periods; and

WHEREAS, the City Council desires to add these activities to the section that exempts garbage and recycling collection from the requirements of Section 9.70.060 BIMC between the hours of 6:00 a.m. and 10:00 p.m. on weekdays and between the hours of 8:00 a.m. and 11:00 p.m. on weekends and legal holidays recognized by the City;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 9.70.060 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

9.70.060 Public disturbance noises.

A. It is unlawful for any person to cause or permit, or for any person in possession or control of real or personal property to allow to originate from such property, sound that is a public disturbance noise and that is audible to a person of normal hearing at a distance of 75 feet or more from the property. Public disturbance noises are declared to be a nuisance, and except as otherwise set forth in this section, the prohibition of public disturbance noises set forth herein shall be in effect 24 hours a day.

- B. A "public disturbance noise" means a frequent, repetitive and/or continuous noise which unreasonably disturbs and/or interferes with the peace and comfort of any person.
- C. The following sounds are exempt from the provisions of this section:
- 1. Construction activities to the extent that these activities are governed by Chapter 16.16 BIMC;
- 2. Sounds originating from safety and protective devices, such as relief valves, where noise suppression would defeat the safety release intent of the device;
- 3. Sounds originating from fire alarms;
- 4. Sounds originating from emergency equipment and emergency work necessary in the interests of law enforcement or of the health, safety or welfare of the community;
- 5. Sounds originating from the discharge of firearms in the course of lawful hunting, lawful target or other lawful firearm discharge activities;
- 6. Sounds originating from officially sanctioned parades and public events;
- 7. Sounds originating from league- or school-sponsored athletic events;
- 8. Sounds originating from motor vehicles when regulated by Chapter 173-62 WAC:
- 9. Sounds originating from activities directly associated with the delivery of goods, supplies, groceries, materials and/or other similar items to legally permitted businesses;
- 10. Sounds originating from activities directly associated with <u>street sweeping</u> <u>activities</u>, <u>pavement marking activities</u>, <u>or</u> the collection of garbage, refuse, recycle items and/or other similar materials between the hours of 6:00 a.m. and 10:00 p.m. on weekdays and between the hours of 8:00 a.m. and 11:00 p.m. on weekends and legal holidays recognized by the city of Bainbridge Island;

- 11. Sounds originating from activities directly associated with the collection and delivery of United States mail.
- D. Except as provided in subsection E of this section, conduct made unlawful by this section shall be a Class 1 civil infraction as contemplated by Chapter 7.80 RCW and is subject to a monetary penalty and a default amount of \$250.00, plus statutory assessments. A civil infraction under this section shall be processed in the manner set forth in Chapter 7.80 RCW.
- E. Any person who continues to be in violation of this section after receiving a notice of infraction pursuant to subsection D of this section, or who again violates this section within 24 hours after receiving a notice of infraction pursuant to subsection D of this section commits a misdemeanor and any person who is convicted thereof shall be punished by a fine not to exceed \$500.00, or by imprisonment in jail for a term not exceeding 90 days, or by both such fine and imprisonment.
- F. Severability. If any provision of this section is held to be unconstitutional, preempted by federal or state law, or otherwise held invalid by any court of competent jurisdiction, the remaining provisions of this section shall remain valid and enforceable.

Section 2. This ordinance shall take effect and be in force five (5) days from its passage, approval, and publication as required by law.

PASSED BY THE CITY COUNCI	L this day of	, 2015.
APPROVED BY THE MAYOR th	is day of	, 2015.
	Anne S. Blair, Mayor	
ATTEST/AUTHENTICATE:		
Rosalind D. Lassoff, CMC, City Clerk		

FILED WITH THE CITY CLERK: December 29, 2014

PASSED BY THE CITY COUNCIL:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NUMBER: 2015-01





CITY COUNCIL AG	ENDA BILL	THE PARTY OF THE P	
PROCESS INFORMATION Subject: Utility Advisory Committee	_	ing Date: January 20, 2015	
City Utility Tax and Fire Hydrant F Agenda Item: Council Proposed By: Utilities Advisory Co		Bill No.: AB 15-012	
BUDGET INFORMATION			
Depart/Fund: Expenditure Req: No	Budgeted? ☐ Yes X No	Budget Amend. Req? x Yes □	No
REFERRALS/REVIEW Study Session: City Manager	Recommendation: A Legal □Yes □ No □ N	N/A Finance ☐ Yes ☐ No ☒ N	J/A
Action Item: City Council to discuss recommendations from Utility Advisory Committee regarding City Utility Tax and hydrant fees. Background: The attached memorandum dated November 13, 2014 from the UAC recommends repeal of the existing City Utility Tax on City water and sewer utilities. In addition, the committee recommends the City no longer have the General Fund pay "fire hydrant" costs to the Water Utility. The memorandum also suggests alternatives to consider to accommodate cost and revenue changes these recommendations would have on the City General Fund and Utilities' budgets. RECOMMENDED ACTION			
RECOMMENDED ACTION Discussion.			

City of Bainbridge Island Utility Advisory Committee Recommendations on City Excise Tax on Utilities and Fire Hydrant Costs

On December 9, 2013, the Utility Advisory Committee ("UAC") recommended the 6% excise tax (also known as a "utility tax") on the city's water and sewer utilities be repealed. A copy is attached. The newly-reconstituted UAC has reviewed last year's report, and reiterates that recommendation. The UAC believes that the current 6% tax is inequitable, for it is being applied *only* to the City's water and sewer utilities and not other water and sewer utility providers on the Island. The UAC could see no particular benefit or consideration to city utility ratepayers for the tax being paid by the utilities. If this recommendation is implemented, this would reduce revenue to the general fund of approximately \$60,000 per year from the water utility and approximately \$210,000 from the sewer utility.

In addition, the UAC has considered the method the city utilizes to pay for the city water utility's "fire hydrant costs." In 2008, the WA. Supreme Court decision in *Lane v. Seattle* determined that water utilities must collect "fire hydrant costs" from general governments (i.e., cities and counties) As a result, beginning in 2010, the City's general fund began to pay the City's water utility \$112,000 annually for "fire hydrant costs." In 2013, the State Legislature passed a law (SHB 1512) authorizing water utilities to recover "fire hydrant costs" from its rates payer, i.e., instead of from general governments. Accordingly, for consistency in island-wide policies, the UAC recommends that the City return to the situation prior to 2010, and no longer have the general fund pay the City's water utility the \$112,000 for "fire hydrant costs." This action would reduce expenditures of the general fund by \$112,000 annually.

If the City implements the above two recommendations at the same time, the impact to the general fund would be an approximate net loss of revenue of \$158,000 (\$270,000 - \$112,000). In that event, the City would have several choices:

- Reduce budgeted general fund expenditures by \$158,000; or
- If the City is concerned about the loss of revenue for the general fund, the City could consider, among other alternatives;
 - ➤ applying the excise tax to *all* water utilities. While this would require some additional investigation, UAC believes a 3% rate on all water utilities may be revenue neutral with respect to utility tax paid by the City's water system. and/or
 - increasing the excise tax on the stormwater utility, which is an all-island utility (though the UAC is concerned about an increased tax on the stormwater utility as it does not appear to have sufficient revenue to cover projected expenses).

Approved by the UAC on a 4-0 vote on November 13, 2014.

A. Maron (Chair), J. Kanter, S. Johnson, N. Nolan, E. Sato (absent)

CITY OF BAINBRIDGE ISLAND CITY COUNCIL AGENDA BILL



Yes No No N/A

PROCESS INFORMATION	
Subject: Design Review Board Appointment	Date: January 20, 2015
Agenda Item: Council Discussion	Bill No.: 15-013
Proposed By: Mayor Blair	Referral(s):

BUDGET INFORMATION			
Department: Legislative	Fund:	Munis Contract #	‡
Expenditure Req: none	Budgeted? Yes	No Budget Amend. Req?	☐ Yes ⊠ No
[
REFERRALS/REVIEW			
Study Session:	Recommendat	on:	

Yes No No N/A

Finance

D	ES	CR	IP.	ΓIC)N	/SI	JN	ΛN	ΙA	RY	
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City Manager Yes No N/A Legal

Action Item:

Mayor Blair is recommending the appointment of Peter Perry to the Design Review Board Position 4 to complete a three-year term expiring June 30, 2015.

History:

The interview panel consisting of Mayor Blair and DRB Chair Levine agreed to appoint Peter Perry. Mr. Perry's application is attached for information.

RECOMMENDED ACTION

Motion:

I move that the City Council confirm the appointment of Peter Perry to the Design Review Board, Position 4, to complete a three-year term expiring June 30, 2015.

Roz Lassoff

F	ro	m	:
,	, ~		

noreply@civicplus.com

Sent:

Wednesday, December 17, 2014 8:30 AM

To:

Roz Lassoff

Subject:

Online Form Submittal: Citizen Advisory Group Application

If you are having problems viewing this HTML email, click to view a Text version.

Citizen Advisory Group Application

Please complete the form below if you are interested in serving on a committee or commission. Please note: once submitted, this application becomes a public record. Your address and contact information will not be shared.

App	licant	Name*
73 .	175	

Peter Perry

Email*

Phone*

Address*

City*

State*

Zip*

Bainbridge Island

WA

98110

Current Employer* Aurora Florialis

Current Position*

Owner / Designer

8 *I am interested in serving on one of the following advisory groups (select all that apply):

3;	3 0. 1 (
[]Civil Service Commission	[X]Design Review Board
[]Ethics Board	[]Historic Preservation Commission
[]Non-Motorized Transportation Advisory Committee	[]Road Ends Committee
[]Utility Advisory Comittee	[]Community Forestry Commission
[]Environmental Technical Advisory Committee	[]Harbor Commission
[]Lodging Tax Advisory Committee	[]Planning Commission
[]Salary Commission	

Have you served on any in the past?*

1----

()Yes (X)No

Please share your qualifications for this appointment (skills, activities, training, education) if any:

I have been owner and head designer of Aurora Florialis since its founding in 2006. Aurora Florialis is a design / build landscape company serving residential and

commercial clients. Previously I have been a production designer and construction coordinator in film and television since 1976

Please share your community interests (groups, committees, organizations) if any:

Various Bainbridge Island fund raising activities for School sports

Feel free to attach your

Type the Year

resume (optional):

2014

Uploaded: BIO.docx

By typing the year in this box, you verify that you are a legitimate user.

View the submitted form as well as any attachments that may have been uploaded here: http://www.ci.bainbridge-

isl.wa.us/Admin/FormCenter/Submissions/Edit?id=115&formID=46&submissionDataDisplayType=0&backURL=-/Admin/FormCenter/Submissions/Index/46?categoryID=7

The following form was submitted via your website: Citizen Advisory Group Application

Please complete the form below if you are interested in serving on a committee or commission. Please note: once submitted, this application becomes a public record. Your address and contact information will not be shared.:

Applicant Name: Peter Perry

Email.

Phone:

Address:

City: Bainbridge Island

State: WA

Zip: 98110

Current Employer: Aurora Florialis

Current Position: Owner / Designer

I am interested in serving on one of the following advisory groups (select all that apply): Design Review Board

Have you served on any city advisory groups in the past?: No

Please share your qualifications for this appointment (skills, activities, training, education) if any: I have been owner and head designer of Aurora Florialis since its founding in 2006. Aurora Florialis is a design / build landscape company serving residential and commercial clients. Previously I have been a production designer and construction co-ordinator in film and television since 1976

Please share your community interests (groups, committees, organizations) if any: Various Bainbridge Island fund raising activities for School sports

Feel free to attach your resume (optional): BIO.docx

Type the Year: 2014

Additional Information:

Form Submitted on: 12/17/2014 8:29:34 AM Submitted from IP Address: 174.21.190.111

Referrer Page: http://www.ci.bainbridge-isl.wa.us/FormCenter/Citizen-Advisory-Groups-7/Citizen-Advisory-

Group-Application-46

Form Address: http://www.ci.bainbridge-isl.wa.us/FormCenter/Citizen-Advisory-Groups-7/Citizen-Advisory-

Group-Application-46

BIO: Peter and Dea Perry

Dea McKibben Perry and Peter Perry have been partners in design for 25 years. They met in Southern California while art directing and production designing for film and television. Traveling extensively in Europe, Southeast Asia and Australia Dea and Peter return often to stay current with design trends of the world's great gardens.

Aurora Florialis projects include commercial, retail and residential landscape. Their emphasis and passion is focused on creating outdoor spaces that are rich in intimacy, year round color and interest and low maintenance.

Dea and Peter work with expert artisans in wood, steel, concrete, glass and stone, integrating native flora and fauna of the Pacific Northwest. They continue to explore the limitless possibilities of innovative landscape design.

The Aurora Florialis design studio is open for mentoring local and international interns.

CITY OF BAINBRIDGE ISLAND CITY COUNCIL AGENDA BILL



PROCESS INFORMATIONSubject: Planning Commission AppointmentDate: January 20, 2015Agenda Item: Council DiscussionBill No.: 15-014Proposed By: Mayor BlairReferral(s):

BUDGET INFORMATION		
Department: Legislative	Fund:	Munis Contract #
Expenditure Req: none	Budgeted? Yes No	Budget Amend. Req? Yes No
DEFENDAT CONTRIBUTE		
REFERRALS/REVIEW		
Study Session:	Recommendation:	

DESCRIPTION/SUMMARY

Action Item:

Mayor Blair is recommending the appointment of William Chester to the Planning Commission, Position 5, to complete a three-year term expiring June 30, 2016.

History:

The interview panel consisting of Mayor Blair, Planning Director Cook and Planning Commission Chair Mack Pearl agreed to appoint William Chester. Mr. Chester's application is attached for information.

RECOMMENDED ACTION

Motion:

I move that the City Council confirm the appointment of William Chester to the Planning Commission, Position 5, to complete a three-year term expiring June 30, 2016.

From:

noreply@civicplus.com

To:

Roz Lassoff

Subject:

Online Form Submittal: Citizen Advisory Group Application

Date: Friday, November 07, 2014 3:03:10 PM

If you are having problems viewing this HTML email, click to view a <u>Text version</u>.

Citizen Advisory Group Application

View any uploaded files by proceeding to the link below
br> http://www.ci.bainbridgeisl.wa.us/Admin/FormCenter/Submissions/Edit? id=111&formID=46&submissionDataDisplayType=0&backURL=/Admin/FormCenter/Submissions/Index/46? categoryID=7

Please complete the form below if you are interested in serving on a committee or commission. Please note: once submitted, this application becomes a public record. Your address and contact information will not be shared.

Applicant	Name*
William I	Chester

Email*

Phone*

Address*

City*

State*

Zip*

Bainbridge Island

WA

98110

Current Employer* Self Employed

Current Position*

Architect

I am interested in serving on one of the following advisory groups (select all that apply):

Civil Service Commission

Design Review Board

Ethics Board

Historic Preservation Commission

Non-Motorized Transportation Advisory Committee

Road Ends Committee

Utility Advisory Comittee

Community Forestry Commission

Environmental Technical Advisory Committee

Harbor Commission

Lodging Tax Advisory Committee

Planning Commission

Salary Commission

groups in the past?*

Have you served on any city advisory

Yes

No

Please share your qualifications for this appointment (skills, activities, training, education) if any:

Please share your community interests (groups, committees, organizations) if any:

Feel free to attach your resume

Type the Year

(optional):

no file selected

By typing the year in this box, you verify that you

Uploaded: design review board.doc are a legitimate user.

The following form was submitted via your website: Citizen Advisory Group Application

2014

Please complete the form below if you are interested in serving on a committee or commission. Please note: once submitted, this application becomes a public record. Your address and contact information will not be shared.:

Applicant Name: William J. Chester

Email:

Phone:

Address:

City: Bainbridge Island

State: WA

Zip: 98110

Current Employer: Self Employed

Current Position: Architect

I am interested in serving on one of the following advisory groups (select all that apply): Design Review Board, Planning Commission

Have you served on any city advisory groups in the past?: No

Please share your qualifications for this appointment (skills, activities, training, education) if any: See letter of interest

Please share your community interests (groups, committees, organizations) if any: See resume sent earlier

Feel free to attach your resume (optional): design review board.doc

Type the Year: 2014

Additional Information:

Form Submitted on: 11/7/2014 3:03:42 PM Submitted from IP Address: 24.16.174.43

Referrer Page: http://www.ci.bainbridge-isl.wa.us/FormCenter/Citizen-Advisory-Groups-7/Citizen-Advisory-

Group-Application-46

Form Address: http://www.ci.bainbridge-isl.wa.us/FormCenter/Citizen-Advisory-Groups-7/Citizen-Advisory-

Group-Application-46

William J. Chester

architecture IIc

197 Parfitt Way SW

Suite 100

Bainbridge Island

Washington 98110

(206) 842-1775

Memo:

City of Bainbridge Island 280 Madison Avenue Bainbridge Island, WA 98110

To whom it may concern

I am interested in volunteering to serve on the Design Review Board. I have had an interest in serving on the board for a long time. I have lived on Bainbridge Island for 36 years and have been involved in several community projects including Bainbridge Island City Hall location studies, Bainbridge Island City Hall Programing, The Bainbridge Commons and The Winslow Town Square Study. I have practiced architecture for over 40 years 24 of the years in private practice on the Island. I know what it is like to present to boards like this and have received input from the process that has enhanced the designs that I have presented. I believe that the Design Review Board helps to insure that our built environment is pleasing and compatible with the goals of our island community.

I look forward to the opportunity to provide this service to Bainbridge Island.

Thank you for your consideration

William J. Chester

WILLIAM J. CHESTER ARCHITECT

EDUCATION

Bachelor of Architecture University of Idaho, 1973

REGISTRATION

State of Washington, 1978

EXPERIENCE

I have over 40 years experience in all phases of the field of Architecture. My skills as a design professional have allowed me to successfully complete a large variety of architectural projects on time and budget. I have developed strong skills in design, design development, cost estimating, contracts, and contract administration. Above all, I pride myself in having many satisfied clients.

REPRESENTATIVE PROJECTS

Project manager for Six branch banking facilities for Interwest Bank. The bank offices are located in Ferndale, Stanwood, Freeland, Sequim, Coupeville and Port Townsend, Washington.

Project manager for **The Bellevue Concorde**, a 218 unit condominium in downtown Bellevue.

Project manager for **Bellevue 56**, a 96 unit apartment building in downtown Bellevue. The project budget is \$18,000,000.

Project manager for The Leighton Apartments, a Seattle DCD Funded rehab project for special needs housing.

Project manager for **The Ritz Apartments**, a Seattle DCD funded rehab project to provide low income housing.

Principal in charge of the Estep Residence Addition, Bainbridge Island, Washington.

Principal in charge of the Levine Residence, a custom home on Bainbridge Island. 1988 renovation

Principal in charge of the **Strachan Residence**, a custom home on Bainbridge Island.

Principal in charge of the **Bramwell Residence**, a second home for the family on Kitsap Lake, Bremerton.

Principal in charge of Park West Care Center, a nursing facility



PUBLICATIONS:

"Color of Stone"

Via Marconi 101, 37010 Sega Di Cavaion

Verona, Italy

"Costal Retreats"

University Publishing, a Division of Rizzoli

Intl. Publications, Inc. 300 Park Avenue, NY,

10010

Sunset Magazine

'Rooftop Getaway'

Page 78 April 2007

Pacific Northwest

Magazine

'Treasures on the Beach'

Page 30, May 5, 2002

Bainbridge Island

Community News

'Bill Chester, House Whisperer'

Page 10, July 2004

Pacific Northwest

Magazine

'Economy With Interest'

Page 20, Sept. 22, 2002]

"Boathouses Architecture E. Ashley Rooney author

At the Water's Edge"

Schiffer Publishing LTD, 4880 Lower Valley Road, Atglen, PA 19310, Library of Congress

Control Number 200893855, 2009

"Shore De'cor Design At the Water's Edge"

E. Ashley Rooney author

Schiffer Publishing LTD, 4880 Lower Valley

Road, Atglen, PA 19310, Library of Congress

Control Number 2010941944, 2011

Pacific Northwest

Magazine

'Perfect Moments'

Page 13, Oct. 27, 2002





SPECIAL BUSINESS MEETING TUESDAY, JANUARY 27, 2015 LOCATION: BAINBRIDGE ISLAND CITY HALL 280 MADISON AVENUE N., BAINBRIDGE ISLAND, WASHINGTON

AGENDA

Action

1. CALL TO ORDER / ROLL CALL

8:30 AM

Mayor: Anne Blair

Deputy Mayor: Roger Townsend **New Councilmember**

Councilmembers: Sarah Blossom Wayne Roth Steven Bonkowski Val Tollefson

2. ACCEPTANCE OR MODIFICATION OF AGENDA / CONFLICT OF INTEREST DISCLOSURE

3. CONSENT AGENDA

A. Accounts Payable Voucher and Payroll Approval (Pg.)

4. CITY COUNCIL ADVANCE

5. ADJOURNMENT 4:30 PM

Absences	Clerk	Department	Timing (min)	Study Session 7 pm	Absences	Clerk	Department	Timing (min)	Business Meeting 7 pm
Val	Kelly		25	3-Feb	Wayne	Roz		25	10-Feb
		EXEC	30	Public Art Funding Options (BIHAC)			PCD	25	Options for SMP Monitoring
		PCD		John Nelson Park at Strawberry Cannery Cove (Stream Restoration/Stormwater Project Improvements)	П		CC	15	Advance Follow-up (Tentative)
		EXEC	20	Community Services Funding Framework (Discussion)			EXEC	CA	License Agreement with Madison Diner (Approve)
		EXEC	20	Ordinance Related to Off-Leash Animal Regulations			PCD	CA	Ordinance No. 2015-03 (Formally 2014-38) Land Clearing (Approve)
		PD		Differences Between School Resource Officer and Community Resources Officer			PCD	CA	Ordinance No. 2015-05 Establish Tree Fund (Approve)
		PCD		Proposed Revisions to Comprehensive Plan Visioning Statement			PCD	CA	Resolution No. 2015-01 Amending Fee Schedule, Clearing Permit (Approve)
		EXEC	10	License Agreement with Madison Diner (Info.)			PW	CA	Ordinance No. 2015-01 Public Disturbance Noises (Approve)
		EXEC		Review of City's 2014 Workplan Results and 2015 Workplan Priorities				65	
		PD	10	Public Safety Boating Grant (Info.)					
			175						
					Н				
	Kelly		25	17-Feb		Roz		25	24-Feb
		PW	30	Stream Typing/Fish Barrier Inventory (Discussion)			EXEC	CA	Transfer of Kitsap County Tidelands to City (Approve)
		EXEC	15	Transfer of Kitsap County Tidelands to City (Info.)			PW	10	Police Motorcycle Interlocal Agreement Approval
		PW	10	Police Motorcycle Interlocal Agreement (Info.)				35	
			80						

Absences	Clerk	Department	Timing (min)	Study Session 7 pm	Absences	Clerk	Department	Timing (min)	Business Meeting 7 pm
	Kelly		25	3-Mar		Roz		25	10-Mar
		PW	10	Lynwood Center Outfall Improvement Project (Info.)			CC	5	Proclaiming March 18, 2015 Traumatic Brain Injury Awareness Day
		PW	10	Groundwater Assessment Professional Services Agreement (Info.)			PW		Lynwood Center Outfall Improvement Project Contract Approval
							PW	CA	Groundwater Assessment Professional Services Agreement Contract Approval
					F				
					⊨				
					H				
	Kelly		25	17-Mar	_	Roz		25	24-Mar
	. ,	PW		Traffic Impact Fees Discussion			PCD		Ferncliff Village Subdivision Amendment (Approval)
		PD		Police Department Annual Report (Info.)				45	VII /
					-				
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